

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/22 Alma Street, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$805,000

Median sale price

Median price

\$740,250

Property Type

Townhouse

Suburb

Lower Plenty

Period - From

12/11/2024

to

11/11/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/22 Alma St LOWER PLENTY 3093	\$800,000	25/06/2025
2	2/63 Airlie Rd MONTMORENCY 3094	\$795,000	19/06/2025
3	3/50 Para Rd MONTMORENCY 3094	\$755,000	13/05/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/11/2025 10:55

5/22 Alma Street, Lower Plenty Vic 3093



3 2 2

Rooms: 6
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$750,000 - \$805,000
Median Townhouse Price
12/11/2024 - 11/11/2025: \$740,250

Comparable Properties



6/22 Alma St LOWER PLENTY 3093 (VG)

Agent Comments

3 - -

Price: \$800,000
Method: Sale
Date: 25/06/2025
Property Type: Flat/Unit/Apartment (Res)



2/63 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$795,000
Method: Private Sale
Date: 19/06/2025
Property Type: Townhouse (Res)
Land Size: 246 sqm approx



3/50 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 2

Price: \$755,000
Method: Private Sale
Date: 13/05/2025
Property Type: Unit

Account - Ray White Eltham | P: 03 9431 3425



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